



**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS

CITY OF AUSTIN  
TEMPORARY STAGING AREA AND  
MATERIAL STORAGE SITE

**LEGAL DESCRIPTION FOR PARCEL 4585.03TSAAMSS**

DESCRIPTION OF A 0.664 ACRE (28,945 SQUARE FOOT) TRACT OF LAND OUT OF THE JAMES P. WALLACE SURVEY IN TRAVIS COUNTY, TEXAS, BEING OUT OF A 6.66 ACRE TRACT OF LAND CONVEYED TO 51ST LIVING, LTD., BY DEED WITHOUT WARRANTY DATED JUNE 16, 2008, AND RECORDED IN DOCUMENT NO. 2008112460 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.664 ACRE (28,945 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 60d nail set in the north line of said 6.66 acre tract, same being the south right-of-way line of East 51st Street (50-foot right-of-way width), having Texas State Plane Grid Coordinate values (Central Zone-4203, NAD83/93 (HARN) U.S. Survey Feet) of N=10,088,299.84 and E=3,119,895.01, for the northeast corner and **POINT OF BEGINNING** of this tract, from which a 2" iron pipe found in the south right-of-way line of said East 51<sup>st</sup> Street, at the northeast corner of a said 6.66 acre tract, same being the northwest corner of Lot 6, Block 14, J. J. Hegman's Subdivision, a subdivision recorded in Book 3, Page 114, Plat Records of Travis County, Texas, bears South 79°29'01" East, a distance of 125.88 feet;

**THENCE** over and across said 6.66 acre tract, the following three (3) courses:

1. South 23°17'41" West, a distance of 216.07 feet to a 60d nail set for the southeast corner of this tract;
2. North 66°42'19" West, a distance of 145.00 feet to a 60d nail set for the southwest corner of this tract;
3. North 23°17'41" East, a distance of 183.18 feet to a 60d nail set in the south right-of-way line of said East 51<sup>st</sup> Street, same being the north line of said 6.66 acre tract, for the northwest corner of this tract, from which a 2" iron pipe found in the south right-of-way line of said East 51<sup>st</sup> Street, at the northwest corner of said 6.66 acre tract, same being the northeast corner of a 16.16 acre tract out of a 59.66 acre tract described in Volume 3795, Page 2334 of the Deed Records of Travis County, Texas, bears North 79°29'01" West, a distance of 239.53 feet;

**THENCE** South 79°29'01" East, with the south right-of-way line of said East 51<sup>st</sup> Street and the north line of said 6.66 acre tract, a distance of 148.68 feet to the **POINT OF BEGINNING** and containing 0.664 acre (28,945 square feet) of land.

### BEARING BASIS

The bearings shown are based on the Texas State Plane Coordinate System, Central Zone "Grid" NAD83/93(HARN), and were established from City of Austin Reference points K-27-1001 having coordinate values of N=10,092,566.4684, E=3,120,599.3051, and K-26-1001 having coordinate values of N=10,089,354.03, E=3,119,655.60. The combined scale factor (CSF) is 1.00008.

**THE STATE OF TEXAS**    §  
   §    **KNOW ALL MEN BY THESE PRESENTS:**  
**COUNTY OF TRAVIS**    §

That I, Carmelo L. Macias, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 16th day of July, 2009, A.D.



Macias & Associates, L.P.  
5410 South 1<sup>st</sup> Street  
Austin, Texas 78745  
512-442-7875

*Carmelo L. Macias*  
Carmelo L. Macias  
Registered Professional Land Surveyor  
No. 4333 – State of Texas

### REFERENCES

MAPSCO 2009 Grid 555L  
Austin Grid No. K-26  
TCAD PARCEL ID NO. 02-2308-0126  
MACIAS & ASSOCIATES, L.P., PROJECT NO. 431-07-09

FIELD NOTES REVIEWED

By: *[Signature]* Date *7/17/09*

Engineering Support Section  
Department of Public Works  
and Transportation

Exhibit "C"  
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## LEGEND

	VOL., PG.	VOLUME, PAGE
1/2" IRON ROD FOUND W/PLASTIC CAP STAMPED "UDG"	D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
IRON PIPE FOUND (SIZE NOTED)	O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
600 NAIL SET	P.R.T.C.	PLAT RECORDS OF TRAVIS COUNTY
POINT OF BEGINNING RIGHT-OF-WAY	( )	RECORD INFORMATION

Board of Regents of  
The University of  
Texas System  
VOL. 3795, PG. 2334  
D.R.T.C.  
T.C.A.D. 0223080101  
(116.16 Acres [out of  
59.66 acres])

51st LIVING, LTD  
DOC. NO. 2008112460  
O.P.R.T.C.  
T.C.A.D. 0223080126  
(6.66 Acres)

JAMES P. WALLACE  
SURVEY

BLOCK 13

*J. J. Hegman's Subdivision  
Book 3, Page 114  
P.R.T.C.T.*

Comstock, J., March-July 14, 2007

Carmelo L. Macias  
Registered Professional Land Surveyor  
No. 4333 -- State of Texas

BEARING BASIS:  
THE COORDINATES AND BEARINGS  
SHOWN HEREON ARE BASED ON  
THE TEXAS STATE PLANE  
COORDINATE SYSTEM, (CENTRAL  
ZONE, NAD83--93(HARN),  
CSF=1.00008, AND WERE  
ESTABLISHED FROM THE CITY OF  
AUSTIN REFERENCE POINTS  
K-27--1001 HAVING COORDINATE  
VALUES OF N=10,092,566.4684  
AND E=3,120,599.3051 AND  
K-26--1001 HAVING COORDINATE  
VALUES OF N=10,089,354.03  
AND E= 3,119,655.60

BEARING BASIS:

The seal is an octagonal emblem. The outer border contains the text "STATE OF TEXAS" on the left and "REGISTERED PROFESSIONAL SURVEYOR" on the right, separated by a five-pointed star in the center. Inside the border, the name "CARMELO L. MACIAS" is written vertically, and the number "4333" is written below it.

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J:\JOBS\CAS CONSULTING & SERV\Chesterfield\4310709\DWG\4585.03TSAAMSS.DWG  
REFERENCE: F.B. 542/40

**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS

A map of the Eastern United States, highlighting the state of North Carolina. A star is placed in the western part of North Carolina, indicating the location of the study area. The map shows the coastline and major state boundaries.

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Exhibit "C"  
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